



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 02-260 - (5)
CONDITIONAL USE PERMIT

RPC CONSET DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE	May 12, 2004

APPLICANT Richard Held	OWNER Bob and Gale Bakshi	REPRESENTATIVE Pat Crellin
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REQUEST

Conditional Use Permit: To authorize the construction and operation of a planned commercial development consists of an auto dealership, a restaurant and general office retail uses in the CPD zone.

LOCATION/ADDRESS

At the west side of the Golden State Freeway (I-5), between Parker Road and The Old Road

ZONED DISTRICT

Castaic Canyon

COMMUNITY

Castaic

ACCESS

Parker Road and The Old Road

EXISTING ZONING

CPD (Commercial Planned Development)

SIZE

3.5 Acres

EXISTING LAND USE

Vacant

SHAPE

irregular

TOPOGRAPHY

Relatively level

SURROUNDING LAND USES & ZONING

North: Vacant properties/C-2-DP (Neighborhood Business, Development Program) and C-3 (Unlimited Commercial)

East: Interstate 5, vacant properties, a hotel and a mobilehome park/M-2-DP (Heavy Manufacturing, Development Program) and C-2-DP

South: Single-family condominiums and vacant properties/RPD-9,000-6.5U

West: Equipment storage and single-family residences/A-1-20,000 (Light Agriculture, 20,000 sq. ft. required area), RPD-9,000-5.5U and R-3-10U

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Commercial	N/A	N/A

ENVIRONMENTAL STATUS

Mitigated Negative Declaration

DESCRIPTION OF SITE PLAN

The subject property is irregular in shape, with flat topography. The property is currently vacant and the applicant is proposing to develop a planned commercial development on the site. The applicant's site plan depicts the 3.5-acre subject property with a commercial retail center consists of three detached buildings for an automobile dealership/service center, a restaurant; and general commercial and retail uses. The auto dealership and service center will be placed within the structure fronting on Parker Road, the restaurant and retail uses are located in the 6,700 and 11,550 square foot buildings along The Old Road, respectively. 179 parking spaces are depicted (171 standard and 8 handicapped) and 30 of these spaces will be used by the auto dealership for vehicle display. Access to the subject property is via two 30-foot driveways from The Old Road and one 30-foot driveway from Parker Road.

The KEY ISSUES

- Satisfaction of Section 22.56.010, Title 22 of the Los Angeles County Code conditional use permits burden of proof requirements.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

